096.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,150,600 / 1,150,600
					USE VALUE:	1,150,600 / 1,150,600
					ASSESSED:	1,150,600 / 1,150,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAPIRO RICHARD A
Owner 2:	
Owner 3:	
Street 1:	39 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FREEDOM DEVELOPMENT -
Owner 2:	-
Street 1:	1 NEW ENGLAND EXECUTIVE PK
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 7,705 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2000, having primarily Clapboard Exterior and 2848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7705.000	694,800		455,800	1,150,600
Total Card	0.177	694,800		455,800	1,150,600
Total Parcel	0.177	694,800		455,800	1,150,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.00 | /Parcel: 404.0

Legal Description

User Acct 210890

GIS Ref

GIS Ref

Insp Date 06/04/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 096.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	694,000	0	7,705.	455,800	1,149,800	1,149,800	Year End Roll	12/18/2019
2019	101	FV	537,000	0	7,705.	455,800	992,800	992,800	Year End Roll	1/3/2019
2018	101	FV	537,000	0	7,705.	390,700	927,700	927,700	Year End Roll	12/20/2017
2017	101	FV	537,000	0	7,705.	364,600	901,600	901,600	Year End Roll	1/3/2017
2016	101	FV	537,000	0	7,705.	312,600	849,600	849,600	Year End	1/4/2016
2015	101	FV	526,000	0	7,705.	280,000	806,000	806,000	Year End Roll	12/11/2014
2014	101	FV	526,000	0	7,705.	259,200	785,200	785,200	Year End Roll	12/16/2013
2013	101	FV	526,000	0	7,705.	247,100	773,100	773,100		12/13/2012

!14455!

PRINT

Date	Time
12/11/20	04:18:27

LAST REV

Date	Time
12/26/19	09:56:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14455

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREEDOM DEVELOP	31647-6		12/15/2000		700,000	No	No	4	
ACKERMAN LUCILL	32138-126		12/14/2000	Chgd>Assmt<	240,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2014	1480	Renovate	24,000					Build floor over f
10/16/2014	1358	Solar Pa	21,000					Install 33 solar e
7/11/2000	561	New Buil	210,000	C				NEW HOME-2 CAR GAR

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
6/4/2009	Measured	189	PATRIOT
4/16/2001	MLS	MM	Mary M
1/24/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7705		Sq. Ft.	Site		0	70.	0.85	4									455,805						455,800	

Total AC/HA: 0.17688 | Total SF/SM: 7705 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,805 | Spl Credit | Total: 455,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2000	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	4.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01867974
Const Adj.:	1.06039381
Adj $ / SQ:	135.025
Other Features:	120118
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709503
Depreciation:	29090
Depreciated Total:	680413

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

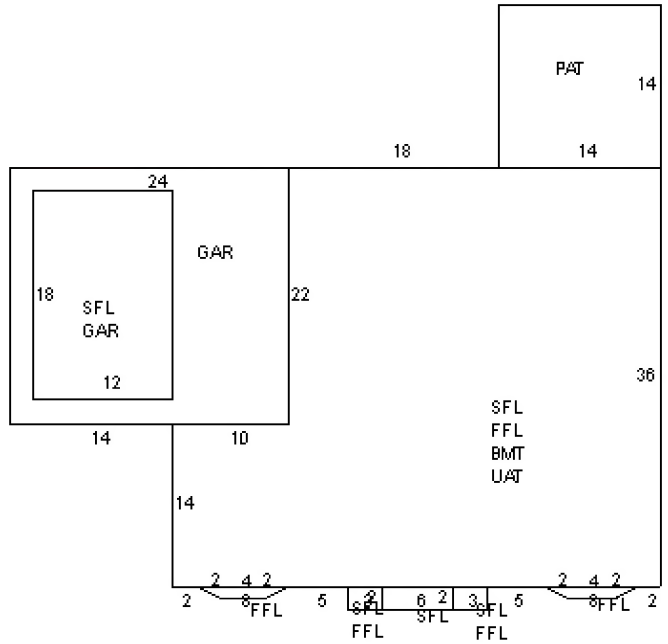
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.38
Special Features:	14400	Val/Su Net:	133.95
Final Total:	694800	Val/Su SzAd	243.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,532	135.030	206,859
FFL	First Floor	1,316	135.030	177,693
BMT	Basement	1,292	40.510	52,336
GAR	Garage	528	20.930	11,049
UAT	Upper Attic	323	54.010	17,445
PAT	Patio	196	4.410	865

Net Sketched Area:	5,187			Total:	466,247
Size Ad	2848	Gross Are	6156	FinArea	2848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	S	1	22X24	V	VG	2000	29.60	T	7.6	101			14,400			14,400

More:	N	Total Yard Items:		Total Special Featues:	14,400	Total:	14,400

IMAGE

AssessPro Patriot Properties, Inc